

## **Chapter 18.12**

### **R-1 SINGLE-FAMILY MEDIUM DENSITY DISTRICT**

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#### **18.12.010 Purpose of district.**

The R-1 district is intended to stabilize and protect the residential character of neighborhoods and to promote and encourage a suitable environment for family life. The R-1 district is intended for the suburban family home and the services appurtenant thereto. (Ord. 559 N.S. § A (part), 1981)

#### **18.12.020 Permitted uses.**

The following uses shall be permitted in the R-1 single-family medium density district:

- A. Single-family detached dwellings;
- B. Special residential care facilities;
- C. Duplex or two single-family attached dwellings on corner lots;
- D. Manufactured homes;
- E. Small and large family day care homes. (Ord. 1473 N.S. § 14, 2000; Ord. 1343 N.S. § 1, 1997; Ord. 1135 N.S. §§ 18, 19, 1993; Ord. 1050 N.S. § 1 (part), 1991; Ord. 899 N.S. §§ 2 (part), 4 (part), 1989; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

**18.12.030      Accessory uses.**

The following are the accessory uses permitted in an R-1 district:

- A.      Rooming and boarding of not more than two persons;
- B.      Private garages and parking areas;
- C.      Signs, complying with the applicable regulations set forth in Chapter 18.76 of this title;
- D.      Home occupations;
- E.      Other accessory uses and buildings customarily appurtenant to a permitted use;
- F.      Private swimming pools and tennis courts, exclusively for the use of residents and guests. (Ord. 1135 N.S. § 20, 1993; Ord. 559 N.S. § A (part), 1981)

**18.12.040      Conditional uses.**

The following uses may be conditionally allowed in the R-1 district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A.      Public and quasi-public buildings and uses for a recreational, educational, religious, cultural or public-service type, not including corporation yards, storage or repair yards, and warehouses;
- B.      Community clubs, and other public and private noncommercial recreational areas and facilities, such as country clubs, golf courses and swimming pools;
- C.      Hospitals and other medical facilities, provided that such uses are located adjacent to an arterial road, as designated on the General Plan land use map;
- D.      Nursery schools;
- F.      Parking lots providing that such lots are adjacent to commercial zoning districts.
- G.      Secondary dwelling units, as defined in Section 18.04.164 and Chapter 18.55 of this title. A conditional use permit shall not be required for secondary dwellings in the R-1 (7000) and R-1 (9000) districts where such use is shown on a precise development plan approved under an RPD, Residential Planned Development Overlay District as provided in Section 18.18.020 of this title. (Ord. 1473 N.S. § 15, 2000; Ord. 1343, N.S. § 2, 1997; Ord. 1135 N.S. § 21, 1993; Ord. 908 N.S. § 5, 1989; Ord. 899 N.S. § 25 (part), 1989; Ord. 884 N.S. § 4 (part), 1988; Ord. 726 N.S. § 1 (part), 1985; Ord. 587 N.S. § A (part), 1982; Ord. 559 N.S. § A (part), 1981)

**18.12.050 Site development standards--Generally.**

The site development standards set out in Sections 18.12.060 and 18.12.070 shall apply in the R-1 7,000 and R-1 9,000 districts, respectively. (Ord. 559 N.S. § A (part), 1981)

**18.12.060 Site development standards--R-1 7,000 district.**

R-1 7,000 standards are as follows:

- A. Minimum lot area:
    - 1. Seven thousand square feet,
    - 2. Seven thousand five hundred square feet, corner lots,
    - 3. Three thousand, five hundred square feet for duet units on corner lots provided that when added to the adjoining duet lot, the two lots in aggregate are at least seven thousand, five hundred square feet in area;
  - B. Minimum lot width, sixty feet for detached dwelling units and 40 feet for single family attached or duet units on corner lots;
  - C. Minimum lot depth, eighty-five feet;
  - D. Maximum building coverage, fifty percent;
  - E. Minimum setbacks:
    - 1. Front, twenty feet for the first story and twenty-five feet for the second story,
    - 2. Rear, twenty feet for the first story and twenty-five for the second story,
    - 3. Side, the side yard setback of a dwelling which meets both of the following criteria shall be a minimum of five feet:
      - a. The maximum overall height of the dwelling is seventeen feet or less, as measured to the highest point on the roof which is within twelve feet, six inches of the side property line, and
      - b. The height of the top plate of the side wall of the dwelling is twelve feet or less, as measured from the average contact point at ground level.
- If both of these criteria are met on one side of a dwelling but not on the other, the setback on the side of the dwelling which meets both the criteria shall be a minimum of five feet.
- The side yard setback of a dwelling which does not meet both of the criteria listed above shall be a minimum of twelve and one half feet.
- In addition, the combined required minimum side yard setbacks shall be equal to twenty percent of the lot width, but in no case shall either side setback be less than five feet.
- 4. Side yard, zero feet for the attached side of a duet unit.
  - 5. A fifteen-foot minimum side yard setback shall be required when the side yard of a two-story residence is adjacent to a rear yard on an adjoining lot;

- F. Maximum Height, two and one-half stories, or thirty feet, whichever is less;
- G. Parking requirements, as specified in Chapter 18.50 of this title;
- H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;
  - I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;
  - J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb. (Ord. 1473 N.S. § 16, 2000; Ord. 1415 N.S. § 11, 1998; Ord. 1323 N.S. § 8, 1997; Ord. 1272 N.S. § 1, 1996; Ord. 1135 N.S. §§ 22--24, 1993; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 1045 N.S. § 2, 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 26 (part), 1989; Ord. 559 N.S. § A (part), 1981)

**18.12.070 Site development standards--R-1 9,000 district.**

R-1 9,000 standards are as follows:

- A. Minimum lot area:
  - 1. Nine thousand square feet,
  - 2. Four thousand, two hundred square feet for duet unit on corner lots provided that when added to the adjoining duet lot, the two lots in aggregate are at least 9,000 square feet in area;
- B. Minimum lot width, seventy feet for detached dwelling units and 40 feet for single family attached or duet units on corner lots;
- C. Minimum lot depth, eighty-five feet;
- D. Maximum building coverage, fifty percent;
- E. Minimum setbacks:
  - 1. Front, twenty feet for the first story and twenty-five for the second story;
  - 2. Rear, twenty feet for the first story and twenty-five feet for the second story;
  - 3. Side, the side yard setback of dwelling which meets both of the following criteria shall be a minimum of five feet:
    - a. The maximum overall height of the dwelling is seventeen feet or less, as measured to the highest point on the roof which is within twelve feet, six inches of the side property line, and

b. The height of the top plate of the side wall of the dwelling is twelve feet or less, as measured from the average contact point at ground level.

If both of these criteria are met on one side of a dwelling but not on the other, the setback on the side of the dwelling which meets both the criteria shall be a minimum of five feet.

The side yard setback of a dwelling which does not meet both of the criteria listed above shall be a minimum of twelve and one half feet.

In addition, the combined required minimum side yard setbacks shall be equal to twenty percent of the lot width, but in no case shall either side setback be less than five feet.

4. Side yard, zero feet for the attached side of a duet unit;

5. A fifteen-foot minimum side yard setback shall be required when the side yard of a two-story residence is adjacent to a rear yard on an adjoining lot;

F. Maximum height, two and one-half stories, or thirty feet, whichever is less;

G. Parking requirements, as specified in Chapter 18.50 of this title;

H. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;

I. Cul-de-sac lot width, minimum of forty feet as measured along the front property line;

J. All residential development fronting on an arterial street as defined by the general plan, shall provide a minimum front yard setback of thirty feet, or all residential development with rear or side yard areas adjacent to an arterial street shall provide a minimum fence/wall setback of fifteen feet with an average of twenty feet from the face of the curb. (Ord. 1473 N.S. § 17, 2000; Ord. 1415 N.S. § 12, 1998; Ord. 1323 N.S. §§ 9 & 10, 1997; Ord. 1272 N.S. § 2, 1996; Ord. 1215 N.S. § 17, 1995; Ord. 1135 N.S. §§ 25--27, 1993; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 1045 N.S. § 3, 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 26 (part), 1989; Ord. 559 N.S. § A (part), 1981)

#### **18.12.080 Additional required conditions.**

The following additional conditions shall apply in the R-1 district:

A. Site plan and architectural approval are required of all conditional uses;

B. Driveways shall have a minimum length of twenty feet from the public right-of-way;

C. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title;

D. Residential development control system approval is required for all development in accordance with Chapter 18.78 of this title;

E. No building shall be constructed within eighty feet of a ridgeline, nor within fifty feet of a perennial or intermittent stream. All proposed structures shall be constructed outside of the one-hundred-year floodplain unless such development is consistent with the limitations contained in Chapter 18.42 of this title;

F. All manufactured homes are subject to architectural and site plan approval by the community development director;

G. Up to a twenty-six foot wide portion of the front elevation of a building may be set back a minimum of fifteen feet from the front property line. Reduced setbacks of between fifteen and twenty feet shall be allowed on no more than fifty percent of the homes in a given development. Also, no more than three houses in a row on the same side of the street may utilize setbacks that are less than twenty feet;

H. A minimum setback of twenty feet shall be required for the garage where access to the garage is perpendicular to the street. A roll-up garage door shall also be required when the minimum driveway length as measured behind the edge of the sidewalk is less than twenty-two feet;

I. A detached accessory structure greater than one hundred square feet in area shall be located at least ten feet from the primary dwelling unit on the same lot, unless the structures are connected to the primary dwelling by a breezeway or similar passageway. A five-foot minimum separation between buildings shall be allowed for other accessory structures as provided in Section 18.56.030 of this title;

J. Residential dwellings adjacent to the freeway shall provide a minimum setback of sixty feet. Accessory uses and buildings, excluding habitable living space, may be located within the sixty foot setback area. (Ord. 1415 N.S. §§ 13 & 14, 1998; Ord. 1215 N.S. § 18, 1995; Ord. 1135 N.S. § 28, 1993; Ord. 1111 N.S. § 7, 1992; Ord. 1055 N.S. § C (part), 1991; Ord. 1050 N.S. § 1 (part), 1991; Ord. 1045 N.S. § 4, 1991; Ord. 899 N.S. §§ 2 (part), 3 (part), 1989; Ord. 559 N.S. § A (part), 1981)